

136.0

0003

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

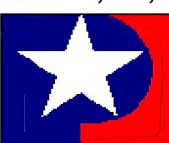
Total Card / Total Parcel

USE VALUE:

1,262,200 / 1,262,200

ASSESSED:

1,262,200 / 1,262,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
87		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TRECO DOUGLAS A-ETAL	
Owner 2: AHERN-TRECO CATHERINE	
Owner 3:	

Street 1: 87 BRANTWOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 12,334 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Stucco Exterior and 2865 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12334		Sq. Ft.	Site		0	90.	0.61	10			Topo	-5					675,465						675,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description										User Acct				
101										Land Size										87505				
12334.000										Building Value										GIS Ref				
586,700										Yard Items										GIS Ref				
675,500										Land Value										Infl 1				
1,262,200										Total Value										Infl 2				
																				Infl 3				
																				Appraised Value				
																				Alt Class				
																				% Spec Land				
																				J Code				
																				Fact				
																				Use Value				
																				Notes				

Total Card	0.283	586,700	675,500	1,262,200	Entered Lot Size
Total Parcel	0.283	586,700	675,500	1,262,200	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	440.64	/Parcel: 440.6	Land Unit Type:

09/29/17

10571!

PRINT

Date

Time

12/11/20

00:51:50

LAST REV

Date

Time

03/27/19

14:26:59

danam

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Good						OF=BMT SINK.									
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Good														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 6 - Stucco				A HBth:	Rating:												
Sec Wall: %				OthrFix: 1	Rating: Average												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: TAN				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B - Good				CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units: 1									
Year Blt: 1908	Eff Yr Blt:	Location:		Level:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L		
Alt LUC:	Alt %:	Total Units:		Other:													
Jurisdct: G12	Fact: .	Floor:		Upper:													
Const Mod:		% Own:		Lvl 2													
Lump Sum Adj:		Name:		Lvl 1													
INTERIOR INFORMATION				Lower													
Avg Ht/FL: STD		DEPRECIATION															
Prim Int Wall: 2 - Plaster		Phys Cond: GD - Good	18. %	Exterior:				No Unit	RMS	BRS	FL						
Sec Int Wall: 1 - Drywall	25 %	Functional:	%	Interior:				1	9	4	M						
Partition: T - Typical		Economic:	%	Additions: 1999													
Prim Floors: 3 - Hardwood		Special:	%	Kitchen:													
Sec Floors: 4 - Carpet	50 %	Override:	%	Baths:													
Bsmnt Flr: 12 - Concrete		Total: 18.6 %		Plumbing:													
Subfloor:				Electric:													
Bsmnt Gar:				Heating:													
Electric: 3 - Typical				General:													
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 136.0-0003-0022.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	